

**Board of Supervisors Hearing Date: April 28, 2009**

**Case Summary: Modification to Recorded Tract Map No. 45023-(5)**

**Project Applicant: Land Design Consultants**

**RPC Hearing Dates:** January 17, 2007; February 21, 2007; August 20, 2008 (RPC Discussion/Possible Action); September 17, 2008

**RPC Denial Date:** September 17, 2008

### **Synopsis**

The Regional Planning Commission ("Commission"), by a vote of 3-0 (Commissioners Valadez and Rew absent) denied Modification to Recorded Tract Map No. 45023-(5), a request to eliminate conditions related to offsite public improvements and dedication of easements, payment in lieu of offsite improvements, and improvements required to Lost Canyon Road and Jakes Way; and add conditions to construct connecting fire access between Jakes Way and existing driveway, and dedicate easements over driveways for public use. The project was subsequently appealed to your Board of Supervisors by the applicant and since then, the applicant has eliminated portions of the modification request. The project currently only requests to modify the recorded map to add a new private driveway and fire lane and necessary easements, as required by Los Angeles County Department of Public Works and Fire. The original project approved 752 new condominium units on 23 multi-family lots and one open space lot on approximately 46.2 acres; no change in density or lot design was proposed within this modification. The project is located easterly of Antelope (CA-14) Freeway, north of Medley Ridge Drive, south of Santa Clara River, westerly of Woodfall Avenue in the Sand Canyon Zoned District. The project has been exempt from the California Environmental Quality Act (CEQA) pursuant to State and County Reporting Guidelines, as the changes have been found to be the same or less than the environmental impacts of the original map. The original project had a certified Environmental Impact Report (EIR) with Mitigation Monitoring Program (MMP).

### **Project Proponents**

The applicant and their representative (two speakers) testified in favor of the project. Testimony included the representative indicating that the regional fire access has been met with the temporary driveway, and that the construction of Jakes Way would require additional destruction of riparian habitat not previously analyzed.

### **Project Opposition**

One letter in opposition was received and one person testified in opposition to the project during January 17, 2007 public hearing; no other testimony during the subsequent public hearings. Concerns raised by the opponents were: support for denial of the project as the required improvements have not yet been provided, while benefits of the project appear to have already been received by the developer; that the project was conditioned to provide the connection of Lost Canyon Road and Jakes Way; that phases of the project continued to get recorded with a temporary fire lane as secondary access; that the developer received all of the benefits without performing the work; and that the Lost Canyon and Jakes Way connection is an integral part of the development and highway system.

### **Issues**

- The current request is only to approve the modified map for the new private driveway and fire lane, existing today, which would allow the project to be gated as originally entitled.
- Los Angeles County Departments of Public Works and Fire do not object to the updated request, so long as it is clear that this temporary private driveway and fire lane does not substitute for the long term regional access provided by the connection of Jakes Way and Lost Canyon Road.
- The original project had a determination of an EIR and the project's MMP adopted by the Board still applies.

**Contact Person:** Alejandrina C. Baldwin (213) 974-6433

SMT:ACB:acb  
4/21/09